

February 9, 2021

The regular monthly meeting of the Board of Commissioners of West Norriton Township was convened via ZOOM at 7:00 PM on the above date by President Miller. Commissioners Miller, Eckles, Milazzo, Pavone and Smock were in attendance. Also, present were: Jason Bobst; Sean Kilkenny, Esquire; Kathy Frederick; Michael Kelly; Stephen Morris; Donna Horn; Michael Valyo; Jon Dzedzy; T.J. Figaniak; and Edward Brown. There were 6 additional attendees on the ZOOM meeting.

**Minutes
Approval**

Upon motion of Ms. Eckles, seconded by Ms. Milazzo and unanimously passed by the Board were the minutes of its regular meeting of December 8, 2020.

**Report of Bills
Approval of
checks**

Ms. Horn read the Finance Committee Report and requested approval of: General Fund and Golf Club payroll checks in the amount of \$29,379.70; payroll vouchers in the amount \$401,339.79; and the Payment Approval Report in the amount of \$551,844.59.

Upon motion of Ms. Eckles, seconded by Ms. Pavone and unanimously approved was the aforementioned finance report.

**Committee
Reports:
Administration
& Finance**

Prior to addressing the Agenda items, Mr. Bobst provided an update on the VRJ/Westover litigation and noted that, in conjunction with other counsel, the Township filed a Motion for Summary Judgment and that there is a 30 day reply period. According to Mr. Kilkenny, the Motion asserted our position that we are entitled to immediate relief that the restrictive covenant applies and cannot be developed. Mr. Kilkenny added that this is an early stage to see what the Judge may be thinking. In response to an inquiry by Mr. Smock if this is the end, Mr. Kilkenny stated that it could be the end if the Judge grants the Summary Judgment; however, if so, he would anticipate VRJ to appeal to the Appellate Court.

Mr. Bobst enumerated and highlighted the Agenda items under New Business and mentioned the following:

With regard to item 8.c., the next logical step would be to meet with Tyler Raye to "finetune" some items and he would anticipate advertising the bids in March with a June 1st start date and an opening in Spring of 2022.

Treasurer Horn did not present her report at the meeting; however, she has submitted her summary which shows cash balances in the various funds as follows:

	<u>December 31st</u>	<u>January 31st</u>
General Fund	9,231,990.46	8,903,685.43
PLGIT 10105000	58,460.56	53,441.68
PLGIT CD - SEWER	1,497,525.49	1,497,542.44
Golf Fund	132,565.95	94,962.41
Escrow Fund	488,386.22	488,480.42
Sinking Fund	6,269.37	6,269.53

Liquid Fuels	321,757.78	280,241.70
Capital Reserve PLGIT	21,418.15	21,419.03
Capital Reserve PLIGIT PLUS	19,520.50	19,520.50
Sewer Capital Acct	3,798,875.06	3,578,711.52
WN 2020 Project Fund	1,529,678.43	1,529,964.25
Vehicle Replacement Fund	650,248.35	674,071.66
Police Pension Citizens	95,281.10	107,554.72
Non-Uniform Pension Citizens	2,993.92	3,873.93
Grants, DUI	0.00	0.00
Grants, Misc.	132,348.44	165,503.19
Traffic Impact Fee	413,868.46	413,945.77

Public Safety

Chief Kelly highlighted the monthly public safety report and announced that the written portion of the Sergeants exam is scheduled for February 3rd and the oral portion thereof is scheduled for February 11th & 12th. In response to an inquiry from Ms. Eckles regarding incident numbers, Chief Kelly stated that the numbers are a little higher for 2020 than 2019 due to a new reporting system that registers every call, not just those requiring assistance.

Public Works & Planning

The highlights of the Public Works and Building-Plumbing reports were presented by Mr. Valyo, who mentioned the purchase of a new loader for the department. Mr. Miller stated that the condition of the roads after the recent snowstorm were "spectacular" and that the Public Works department did a "bang up job, as usual".

Recreation

The Recreation report was prepared and highlighted by Mr. Dzedzy who mentioned that, due to weather, the holiday drive-through event was cancelled, but that goody packages were delivered to the registrants who all appreciated the efforts. Mr. Miller commented that he was fortunate to help out with the deliveries and people were waiting anxiously at their doors. Mr. Dzedzy offered thanks to all who "lit up the Township" for the house decorating contest.

Also, it was mentioned by Mr. Dzedzy that the West Norriton Little League Board decided to work with the East Norriton Little League this year in anticipation of fully merging with them in 2022 as participation in little league has fallen off in the area.

As regards the current projects, according to Mr. Dzedzy, Padden Park will be under construction for approximately 6 more weeks and the Jefferson Fire Company Park Project will see the parking lots and restrooms completed by the end of March.

Jeffersonville Golf Club

Mr. Bobst presented the monthly golf report and mentioned that the revenues were short of projections for the month, but only because annual passes were not received as they had been in previous years. In that regard, Mr. Bobst noted that it was a wise decision to limit annual passes as we should see revenue number increase. According to Mr.

Bobst, we are off to a good start in January 2021 and that a new project is slated for the 5th fairway with the relocation of trees and creation of a cart path. Ms. Eckles expressed her excitement of the additional rounds played in 2020 even with COVID and stated "very nice job, thank you".

In response to an inquiry from Ms. Pavone as to the cost to play the course for Township residents, Mr. Bobst noted that residents play at a reduced cost.

Finally, Mr. Bobst announced that Golf.com, a premier, national golf resource, recently placed JGC on its top 14 list of golf courses to play, and "that is huge". Ms. Eckles requested that she be forwarded a copy of the article for inclusion in the Commissioners newsletter.

Sanitary Sewer

The highlights of the monthly Sanitary Report of Gilmore & Associates were presented by Mr. Figaniak.

According to Mr. Figaniak, we applied for and received a grant of \$150,000.00 for the Forrest Avenue Pump Station Project, which was put out to bid and received 5 bids for the mechanical work and 9 bids for the electrical work. The bids were separated into 2 due to state regulations. The projections for the whole project were \$290,000.00 and the lowest bids came in at \$250,000.00.

Also, the Rittenhouse Force Main Analysis report was prepared by Mr. Figaniak who highlighted same, including the various options, and he recommended the replacement of 8,500 feet of force main, as well as the replacement of 3 impellers for a sum of \$3.07M.

Engineer

The Engineer's Report of Gilmore & Associates was prepared and highlighted by Mr. Brown who specifically mentioned that authorization to advertise bids for the Short Course at JGC is on the agenda this evening.

According to Mr. Brown, other projects are moving forward, including the Verizon work at the Blue Dove Basin.

Mr. Bobst noted that we will be taking ownership of the street in the Markley Farms complex, but that as of right now we do not plow those roads.

The Committee reports were approved by motion of Ms. Milazzo, seconded by Mr. Smock and unanimously agreed by the Board.

Commissioners' Comment

Ms. Milazzo announced that a COVID compliant, drive-by food collection would be held on Monday, January 18th at the Township building from 10:00 AM - 3:00 PM in lieu of a MLK Day of Service event, and that all food collected would be going to Martha's Choice Food Pantry in Norristown. Also, it was mentioned by Ms. Milazzo that on Tuesday, January

19th the reflecting pool at the Lincoln Memorial in Washington DC will be illuminated in amber light as a memorial to COVID victims. Ms. Milazzo noted that the Township building will also be illuminated in amber lights that evening and asked that residents participate as well.

Public Comment

Per Mr. Bobst, no written public comments were received prior to the meeting.

Mary Ellen Moran of 714 Port Indian Road inquired of Mr. Figaniak as to the 500 homes included in his calculations of EDU's for Westover. Although there is no obligation, no funding and no plan for same, Mr. Figaniak explained that he felt obligated to include that number since the previous engineer did so for potential growth. Ms. Moran also inquired about, among other things: the revenue generated from the golf course in 2020; the noise level coming from the Blue Dove Basin and if a sound barrier could be installed to combat same; and the amount of money the Township seems to be spending on recreation, including upgrades to the parks and the golf course.

Kim Haymans-Geisler, 1810 Ardin Drive, expressed her dissatisfaction that the public comment portion of the meetings is after the discussion portion of the meeting. Mr. Miller assured Ms. Haymans-Geisler that the Board will not move forward on an item without adequate public comment. Ms. Haymans-Geisler also questioned the inclusion in Mr. Figaniak's report of 500 EDU's for Westover, to which inquiry Mr. Figaniak replied that none of those EDU's are assigned to anything, just a placeholder number since there are homeowners out there with old systems that may need connection. Finally, her concern over issues with sewer laterals and notification to residents thereof, Ms. Haymans-Geisler asked if something could be put in place that sewer issues could be taken care of at the time of settlement with settlement funds. Mr. Bobst replied that provisions are already in place through the issuance of a temporary U & O which provides that repairs can be done within a year of settlement.

There being no further public comment, upon motion of Ms. Milazzo, seconded by Mr. Smock and unanimously agreed the public comment portion of the meeting was closed.

Discussion

As regards an update on COVID, Mr. Bobst announced that an online mapping page with up to the minute cases/deaths, etc. is on our website and that year-to-date numbers are 698 cases with 9 deaths. It was also mentioned by Mr. Bobst that Norristown High School may be a vaccination site in the near future, but that there will be no need for security or police presence, just traffic monitoring.

Per Mr. Bobst, the RACP Grant was awarded, that we received \$1M dollars of those funds, and that if we were to proceed with the banquet facility and improvements at JGC, \$9.7M would have to be financed. As such, Mr. Bobst spoke with Daryl Peck at Concord Financial and he is putting together numbers for the Board's consideration. According to Mr. Bobst, we would be encouraged to apply again for a grant as it is not unusual to receive additional grants on the same project. At any rate, per Mr. Bobst, he will look into the numbers and continue to keep the Board advised. As always, stated Mr. Bobst, staff and he will continue to work with the residents' best interests in mind. Questions were posed by the Board including, but not limited to, revenue vs. debt service, importance of eco-friendly construction and solar panels.

Regarding the Rittenhouse Force Main Analysis, a 39-page document was prepared by Mr. Figaniak and proposes four (4) options for addressing the issue. According to Mr. Figaniak, the most logical choice at this time would be Option #2 - replacement of 8,500 feet of force main and the replacement of 3 impellers. In response to an inquiry by Ms. Milazzo as to financial resources, Mr. Bobst stated that we have the \$3.07M funding required for this option already in place between cash and reserves. Ms. Milazzo inquired if it would make sense to complete Options #1 and #2; however, according to Mr. Figaniak, if we did Option #2, we would not need Option #1. In response to Ms. Milazzo's inquiry about the path of the force main, Mr. Figaniak noted that permitting for replacing it in kind becomes cost prohibitive due to easements, etc. Mr. Milazzo thanked Mr. Figaniak for the well-presented information and Mr. Miller commented that he was pleased that we will not have to borrow much for the project, if any at all. According to Mr. Bobst, we can recoup any additional costs from developers coming into the Township and make it a requirement for Land Development approval, for instance, to O'Neil.

An additional discussion item was presented by Ms. Pavone who suggested that the work sessions not currently scheduled in 2021 be reinstated (summer months and December). Mr. Miller mentioned that we don't do anything behind closed doors and we can put in a work session as needed with a 24-hour notice. Ms. Eckles concurred with Ms. Pavone about scheduling the meetings and mentioned that she finds the work sessions helpful. According to Mr. Kilkenny, not all municipalities have 2 meetings a month, but that some schedule them out all year and then they cancel them by posting. After discussion, it was decided by the Board to have the work sessions for the summer months and December advertised and to cancel them as needed.

New Business

Upon motion of Ms. Eckles, seconded by Mr. Smock and unanimously agreed, the Board adopted Ordinance No. 2021-

747 re: *Property Transfer Inspections (copy attached).*

Upon motion of Ms. Milazzo, seconded by Ms. Eckles and unanimously agreed, the Board adopted Ordinance No. 2021-748 re: Refinancing of the Series B Note of 2014 (copy attached).

Upon motion of Mr. Miller, seconded by Ms. Milazzo and unanimously agreed, the Board authorized staff to advertise bids for the construction of the Short Course at Jeffersonville Golf Club.

Upon motion of Mr. Miller, seconded by Ms. Eckles and unanimously agreed, the Board appointed members to the Township's Boards and Commissions and adopted Resolution #21-1665 reflecting those appointments (copy attached). Mr. Miller abstained from voting for the reappointment of Crystal Miller to the Zoning Hearing Board.

Upon motion of Ms. Eckles, seconded by Ms. Milazzo and unanimously agreed, the Board approved the 2020 Fire Call Credit List of Jeffersonville Fire Company No. 1 and authorized payment in accordance therewith (copy attached). Mr. Miller offered his sincere thanks to every member of the fire company that is receiving this and all who serve.

Upon motion of Ms. Milazzo, seconded by Ms. Pavone and unanimously agreed, the Board awarded the bid for the Forrest Avenue Pump Station Rehabilitation Project in two (2) parts as follows: Electrical to the low bidder Wise Electrical Contractors, LLC in the amount of \$121,100.00; and General/Mechanical to the low bidder A.J. Uhrich, Inc. in the amount of \$127,000.00.

Schedule of Meetings

It was announced by Mr. Bobst that a meeting of the Zoning Hearing Board is scheduled for January 20th at 7:00 PM for a variance from height restrictions for a garage at 33 W. Indian Lane.

Adjournment

There being no further business, at 9:13 PM, on motion of Mr. smock and seconded by Ms. Pavone, the public meeting was adjourned and Mr.

*Kathy Frederick
Assistant Secretary*

